



CITY OF CHICAGO • OFFICE OF THE MAYOR



FOR IMMEDIATE RELEASE

April 19, 2023

CONTACT:

Mayor's Press Office

312.744.3334

press@cityofchicago.org

Department of Planning and Development

312.744.9267

**TIF APPROVED FOR REDEVELOPMENT OF HUMBOLDT PARK'S LANDMARK
PIONEER BANK**

The former Pioneer Bank building in Humboldt Park will be redeveloped as a commercial office building through \$13M in Tax Increment Financing (TIF) assistance approved today by City Council.

The \$21.2M project, led by Park Row Development, was selected in November 2021 as the winning response to a Department of Planning and Development (DPD) Request for Proposals (RFP) issued as part of the INVEST South/West planning initiative.

The project will repurpose the vacant, 50,000-square-foot bank building at 4000 W. North Ave. into a mix of office and community incubator workspaces. Ground floor tenants are expected to include two nonprofits: BTEC, which specializes in workforce management and career training, and Arquitectos, a networking and professional resource organization for Latino architects. Upper floors will serve as headquarters for the architecture firm JGMA, a co-developer of the project. JGMA intends to relocate 50 jobs to the site.

The former Pioneer Bank Annex building at 4008 W. North Ave. is planned to be used as a community café and restaurant.

A planned second phase of the project will add affordable housing to a one-acre parking lot north of the former bank.

Built in 1924, the Classical Revival-style Pioneer Bank building was designated as an official Chicago Landmark in 2012.

###



CITY OF CHICAGO • OFFICE OF THE MAYOR



NEAR WEST SIDE LAND SALE WILL ENABLE FIFTH THIRD ARENA EXPANSION, FUNDING FOR WEST GARFIELD PARK WELLNESS CENTER

A land sale agreement involving the former Malcom X College site on the Near West Side will enable the Chicago Blackhawks to expand its Fifth Third Arena training complex while also generating \$5.9M for the planned Sankofa Wellness Village in West Garfield Park, under a proposal approved by City Council today.

The agreement will allow RUSH University Medical Center to sell the former City-owned property at 303 S. Damen Ave. to the Chicago Blackhawks for \$23.5M.

“By acquiring this parcel from RUSH and expanding on the Fifth Third Arena complex, the Blackhawks will activate a large piece of land that has sat vacant for far too long in an area that has seen a high volume of development over the past decade,” Mayor Lightfoot said. “This transaction is a win-win for two West Side neighborhoods: the Near West Side, which will benefit from this land being developed and West Garfield Park, which will benefit from the additional funding that will go to the new Sankofa Wellness Village.”

RUSH acquired the vacant seven-acre site from the City for \$17.5M through a 2017 redevelopment agreement to construct a mixed-use medical complex on the property. Since then, the hospital determined the property is no longer part of its strategic vision and is instead making it available for sale, which requires City approval.

The Blackhawks will purchase the site to expand its adjacent Fifth Third hockey complex. The \$65M, 135,000-square-foot expansion is planned to include two hockey rinks for use by the team and other hockey clubs. The site will also have 180 parking spaces and landscaping, pending City Council zoning approval.

"I'm pleased to see this land finally slated for development," Ald. Walter Burnett (27th) said. "The Blackhawks' expansion of the Fifth Third Arena practice facility will make the surrounding neighborhood safer and create more job opportunities for residents."

The proposed agreement includes a provision for any proceeds above RUSH's acquisition and holding costs to be set aside for the planned Sankofa Wellness Village at 4301 W. Madison St. In addition to the anticipated \$5.9M in sale proceeds, RUSH will contribute \$3M in construction funding for the project, where it plans to offer health care services alongside other tenants.



"RUSH believes the sale of this land is an opportunity that will benefit the people of Chicago's West Side. If approved by the City, net excess proceeds from the land sale will be reinvested into RUSH-aligned charitable community programs, specifically the Sankofa Wellness Village in West Garfield Park," RUSH spokesperson Tobin Klinger said. "The Sankofa Wellness Village will be a hub of community health and wellness. It will help make real strides in improving health and reducing the life expectancy gap on the West Side."

The \$50M Sankofa project, named earlier this year as the recipient of the Pritzker Traubert Foundation's Chicago Prize, will include 60,000 square feet of health care services, wellness programs, childcare, financial services, job training, and entrepreneurial support. Being coordinated by The Community Builders with multiple West Side organizations, the project applied for City financial assistance last year.

"The Sankofa Wellness Center demonstrates how public private community partnerships can create a healthier West Garfield Park neighborhood. As the developer partner of the Center, The Community Builders deeply appreciates the continued support of the City of Chicago, RUSH University, and all of our community partners to advance this impactful initiative," said Kemena Brooks, development director for The Community Builders.

###

TIF APPROVED FOR AUSTIN WORKFORCE TRAINING CENTER AND BUSINESS INCUBATOR

The former Robert Emmet Elementary school in Austin will be rehabilitated as the Aspire Center for Workforce Innovation through \$12.25M in Tax Increment Financing (TIF) assistance approved by City Council today.

The \$40.9M project, led by Westside Health Authority, Austin Coming Together, and the Jane Addams Resource Corp., will repurpose the 69,100-square-foot building at 5500 W. Chicago Ave. as a multi-use facility that includes an advanced manufacturing training center, small business incubator, community hub, and event space. On-site services are planned to include job readiness and vocational training, financial coaching, and employment services.

Part of the City's INVEST South/West community improvement initiative, the project is expected to create 50 permanent jobs and train more than 2,000 workers over the next five years.



CITY OF CHICAGO • OFFICE OF THE MAYOR



The Aspire Center was selected to receive City support through the Department of Planning and Development's (DPD) Community Development Grant program.

In December 2022, the West Side Health Authority's POPFit! community plaza opened on a portion of the three-acre property through a \$500,000 DPD Chicago Recovery Plan grant.

###

KENWOOD THEATER PROJECT APPROVED APPROVED FOR TIF SUPPORT

The planned Lillian Marcie Theater in Kenwood will receive up to \$6M in Tax Increment Financing (TIF) support under a plan approved by City Council today.

The \$28.8M project by Lillian Marcie Legacy Co. is rehabilitating a former Marshall Field & Co. warehouse at 4341 S. Cottage Grove Ave. for use as a performing arts venue with a 350-seat main theater and 100-seat boutique theater.

The Lillian Marcie Legacy Co. is a nonprofit founded to support the creation of the Lillian Marcie Theater as a premier global arts institution in Bronzeville that "seeks to become the capitol of Black American performance culture."

The approximately 110-year-old, Prairie-style structure is rated orange on the Chicago Historic Resources Survey.

The project is expected to generate up to 20 permanent full-time jobs.

###

TIF APPROVED FOR UPTOWN YOUTH CIRCUS ARTS ORGANIZATION

The youth development circus arts organization CircEsteem will receive \$5M in Tax Increment Financing (TIF) support to convert Uptown's former Lakeside Theater into its permanent headquarters under a proposal approved by City Council today.

CircEsteem's plans for the 14,000-square-foot building at 4730 N. Sheridan Road include restoration of its historic terra cotta facade, reconfiguration of the lobby, and the build-out of office, training, and performance spaces.

The project is expected to create 20 permanent full-time jobs and 15 part-time positions. It will enable the organization to increase its programming from 18 hours a week to a minimum of 40 hours a week.



CITY OF CHICAGO • OFFICE OF THE MAYOR



CircEsteem works to unite youth across all backgrounds and identities by fostering self-esteem and mutual respect through the practice and performance of circus arts.

CircEsteem was selected to receive City support through the Department of Planning and Development's Community Development Grant program.

###

NEW CITY HEALTH CENTER APPROVED FOR TIF SUPPORT

The showroom floor of the former Goldblatt's department store in New City will be redeveloped into a health center and retail space through \$5M in Tax Increment Financing (TIF) assistance approved by City Council today.

The \$17.9M project, led by Celadon Partners LLC and Blackwood Development Partners LLC, will redevelop the ground floor of the building at 4700 S. Ashland Ave. into a 15,000-square-foot, Federally Qualified Health Center, which provides primary care services regardless of a patient's ability to pay. An additional 7,200 square feet will be used as retail spaces for La Selva Apparel Company, Back of the Yards Coffee, Back of the Yards Barbershop, and Aracely's Bakery.

The INVEST South/West project also includes the construction of a 6,500-square-foot building at 1641 W. 47th St. that will be anchored by Somos Monos Cervceria. In total, the project is expected to generate 40 permanent full-time jobs.

The project is part of the United Yards development, which will include affordable and supportive residences, commercial space, and a business hub on neighboring properties along 47th Street. Mayor Lightfoot and the development team broke ground on the project yesterday.

###

LAND SALE WILL SUPPORT NEW HOUSING FOR STUDENT ATHLETES

Twenty-three housing units for student athletes will be constructed in Washington Park through a City-owned land sale approved by City Council today.

The \$10.8M project by Center Court Development LLC will include a trio of two-unit buildings on the 5400 block of South Dearborn Street and 17 townhomes on South Federal Street, where elite tennis players, their families, and support staff will reside



CITY OF CHICAGO • OFFICE OF THE MAYOR



while training and working at XS Tennis Village, a state-of-the-art athletic complex in Washington Park.

Players, families, and staff will use the homes throughout the year to attend tennis camps, tournaments, and other activities at the adjacent, 27-court complex. Four of the development's units will be rented at affordable rates.

Consisting of six parcels totaling 1.1 acres, the City land will be sold for its appraised value of \$302,000.

Center Court Development is operated by Kamau Murray of the XS Tennis and Education Foundation (XTEF), which constructed XS Tennis Village with \$2.9M in City support in 2018 as a training center for approximately 3,000 youths per year. XSTEF has since sent 47 youth to Division 1 schools with tennis scholarships.

###

LANDMARK STATUS APPROVED FOR HYDE PARK'S PROMONTORY POINT

Hyde Park's Promontory Point was designated as an official Chicago Landmark by City Council today.

Completed in 1939 under President Roosevelt's New Deal, the lakefront peninsula was constructed from lakefill and is protected by stepped limestone. It is located east of Jean-Baptiste Pointe DuSable Lake Shore Drive between 54th and 56th streets.

Landscape architect Alfred Caldwell's plan for Promontory Point made use of the site's renowned lake and skyline views, while Chicago Park District architect Emanuel V. Buchsbaum designed a French eclectic-style pavilion with a central tower. Frederick C. and Elizabeth Haseltine Hibbard crafted the sculptural David Wallach Fountain located near the lakefront trail.

The Landmark designation will protect the exterior elevations and rooflines of the pavilion, as well as pathways, council rings, fountain, and limestone revetments.

###

LANDMARK STATUS APPROVED FOR GREATER UNION BAPTIST CHURCH

Greater Union Baptist Church on Chicago's Near West Side was designated as an official Chicago landmark by City Council today.



CITY OF CHICAGO • OFFICE OF THE MAYOR



The building, located at 1956 W. Warren Blvd., was designed in the Richardsonian Romanesque style by Chicago architect William Le Baron Jenney. Originally built in 1886 for a Universalist congregation, the church was purchased in 1928 by a Black congregation that has maintained the building as a spiritual and social home ever since.

The landmark designation will protect the building from significant alteration or demolition.

###

GRANT WILL SUPPORT RESTORATION OF PULLMAN'S GREENSTONE CHURCH

Exterior repairs to Pullman's Greenstone United Methodist Church will be supported by a \$1.08M Adopt-a-Landmark grant approved today by City Council.

The project at 11211 S. Lawrence Ave. will repair and re clad the green, New England stone on the church's historic belltower, which is deteriorating due to weather-related conditions. The congregation will finance the remainder of total project costs, estimated at \$1.1M.

The church building dates to 1882, when it was constructed with the original town of Pullman. Named for the color of its exterior masonry, Greenstone Church was designated a Chicago landmark in 1972.

The City's Adopt-a-Landmark program is funded by downtown construction projects through the Neighborhood Opportunity Bonus system. Ten percent of bonus proceeds are allocated toward the restoration of designated City landmarks.

###

TIF APPROVED FOR WINNEMAC PARK IMPROVEMENTS

Winnemac Park in Lincoln Square will receive \$2M in Tax Increment Financing (TIF) support for athletic field improvements under a proposal approved by City Council today.

The planned improvements at 5001 N. Leavitt St. include new artificial turf and drainage systems for the park's baseball field, new drainage for its soccer field, upgrades to its tennis courts, a new pickleball space, new pathway pavers, and other enhancements.



CITY OF CHICAGO • OFFICE OF THE MAYOR



The City's TIF program uses new property tax growth within designated districts to support public and private improvements within their boundaries.

###